

# 28 Craig Henry Drive

## Craig Henry



# Judie Beazley.com

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District	Code	Street & No.	Lot Size	Bedrooms	Bathrooms
Craig Henry	7604	28 Craig Henry Drive	63 ft x 100 ft irregular	4 + 1	1-5 piece 1-2 piece
Style	Age	Parking	Price		
2 Storey Campeau / Macval Marlowe 2	36 years approximately	Double attached garage & Automatic door opener	\$429,000.00		
Construction	Zoning	Heating			
Brick and Siding	Residential	Forced Air Gas & Central Air Conditioning			
<b>Foyer</b> - clothes closet, ceramic floor <b>Updated Powder Room</b> - 2 piece, ceramic floor <b>Living Room</b> (19'9 x 11'7) - hardwood floor, bay window <b>Dining Room</b> (11'4 x 9'4) - hardwood floor <b>Kitchen</b> (11'4 x 9'0) - updated cupboards, eating area, ceramic floor, door to yard <b>Open Concept Family Room</b> (12'9 x 11'0) - ceramic floor, wood burning fireplace <b>Master Bedroom</b> (15'5 x 10'3) - walk-in closet, wall to wall carpeting, door to main bath <b>Bedroom</b> (14'9 x 9'9) - double clothes closet, wall to wall carpeting <b>Bedroom</b> (11'4 x 10'9) - clothes closet, wall to wall carpeting <b>Bedroom</b> (11'4 x 9'0) - clothes closet, wall to wall carpeting <b>Updated Main Bathroom</b> - 5 piece divided bath, door to master bedroom <b>Hall Linen Closet</b> <b>Recreation Room</b> (20'9 x 10'10 plus 11'6 x 7' - L-shaped) - laminate floor, built-in shelving & desk <b>Bedroom</b> (10'10 x 8'7) - laminate floor, mirrored double clothes closet <b>Laundry Room</b> <b>Storage Room</b> <b>Utility Room</b>				<b>Taxes</b> \$3,831(2009)TBV	
				<b>Occupant</b> Owner	
				<b>Possession</b> To be arranged	
				<b>Rented Equipment</b> Nil	
				<b>Basement:</b> Yes <b>Rec Rm:</b> Yes <b>Flr:</b> PC <b>Fdn:</b> PC	
Comm. to S.O.	Listing Broker	Listing Salesperson			
2.5%	Royal LePage Team Realty, Brokerage 613-725-1171	Judie Beazley 613-226-4028			

## WELCOME TO ... 28 CRAIG HENRY DRIVE ... CRAIG HENRY AREA

- Well maintained and updated family home
- Large treed lot with southern exposure
- Campeau/Macval built - Marlowe 2 model
- Front foyer with clothes closet, ceramic floor and glass door to kitchen/family room area
- Convenient two piece powder room (2005)
- L-shaped living and dining rooms with hardwood floors (2004)
- Attractive bay window in the living room
- Updated kitchen cupboards (2005) with eating area and door to rear yard
- Open concept family room with wood burning fireplace
- Second floor with four bedrooms and ample closets
- Updated five piece main bath (2005) with door to master bedroom
- Hall linen closet
- Professionally finished basement (2005) with a large L-shaped recreation room and 5th bedroom
- Recreation room has laminate floors, pot lights, built-in shelving and desk area
- Laundry room is in the basement
- Separate utility room and storage room
- Double attached garage with automatic garage door opener
- New garage doors and opener (2009)
- Roof (1998 approximately)
- Attic insulation upgraded (2009)
- Owned gas hot water tank (2005)
- All new windows except front bay window (2009)
- Lennox gas furnace (92%) (2005)
- Gas hot water tank owned
- Eavestroughing
- Inclusions: garage door opener (2009), central air conditioning, all window coverings, all light fixtures, stainless steel hood fan, stove, dishwasher (2005), owned hot water tank (2005), alarm system (2009)
- Legal description: Plan 639784 Lot 58 Roll# 0614120655244160000
- Excellent family home in a convenient community with buses, schools, parks, churches, synagogue, bike path, Nepean Sportsplex and the Dome all close by!